

RENTS SITE FOR BIG  
57TH ST. BUILDING

Fred. Brown Sees Opportunity  
in New Retail Trade Zone  
West of Fifth Avenue.

Frederick Brown, the operator, leased three old apartment houses on West Fifty-seventh and Fifty-eighth streets, near Sixth Avenue, and announced yesterday that as soon as building conditions are more settled he would improve the site, which contains 17,000 square feet, with a ten or fifteen story store and office building. Mr. Brown said he was interested in entering into the deal by the rapid extension of the retail business section along Fifty-seventh street west of Fifth Avenue.

George Brown, the old fashioned Soney apartments at 43 and 55 West Fifty-seventh street, having a frontage of 200 feet, and the Biechman and Biechman apartments in the rear, having a frontage of 100 feet on Fifty-eighth street. All are seven story structures owned by the estate of John W. Simpson, from 1922 Mr. Brown acquired the property and is now leasing it to two retail privileges, making a total term of sixty-three years. For this lease Mr. Brown announced yesterday he will pay an aggregate rental of \$5,000,000.

The site is the largest available one in the entire section. It is west of the graceful "Cathedral of Commerce" which George Backer, the building of August Hecksher at the southwest corner of Fifth Avenue and Fifty-seventh street and is about equidistant between the Fifty-seventh and Fifty-eighth street stations of the Broadway-Seventh Avenue subway. It is but a few steps from the Sixth Avenue "L" station at Fifty-eighth street.

Mr. Brown was represented in the transaction by Julius H. Ziesler, and the executors of the Simpson estate, Philip G. Bartlett, Dwight W. Morrow and George H. Howard, were represented by Hamilton C. Rickaby of Simpson, Thatcher & Bartlett, attorneys. Bernard Smith & Sons were the brokers.

## Big Garage Leased From Plans.

The Chelsea-Moore Corporation, which plans to erect a four story garage, fronting 205 feet on the north side of West Twenty-third street, between 101 and 103, on the east side of Thirtieth Avenue, has leased the proposed building for twenty-one years at an aggregate rental of \$140,000.

The lessees of the building, which will cover a plot containing 20,000 square feet, are Silkowitz, Levi & Silkowitz. The new structure will accommodate 400 cars and will be erected by the Standard Concrete Steel Company. Plans have been drawn by W. W. Farar, architect. James N. Wells's Sons arranged the transaction.

## Sells Small Wall Street Parcel.

In the Vesey street auction sale-room yesterday Bryan L. Kennedy sold a small parcel of land, 10x23.1x12.7x23.10, in the rear of 116 and 118 Wall street and 61 and 63 South street. Particular interest attached to this offering because it was reported that more than 100 persons were defendants in the partition action, which was brought by the Lawyers Realty Company on behalf of a large group of owners. The plaintiff acquired the property on a single bid.

## Other Deals in Manhattan.

Daniel B. Freedman resold to the tenant the four story business building at 812 Eighth Avenue, adjoining the northeast corner of Forty-ninth street, 35x100, purchased last week by Mr. Freedman from the estate of Frances Adelaide Lawrence. Harold L. Lewis was the broker in both transactions.

James L. Van Sant resold through David Threlkeld, 2100 Broadway, 225 and 137 East 122nd street, a four story stable, 50x100, which the seller received purchased from the Payne estate. The building will be used for a furniture warehouse.

Joseph M. May sold for S. Liebmann's Sons Brewing Company to Beck & Fleischer, tenants, the four story brick building at 272 East 10th street.

Tankows, Smith & Co. leased for the 305 Broadway Company, represented by H. S. Ely & Co. agents, the northernly corner at 309 Broadway in the Langdon Building, at the northwest corner of Broadway and Duane street, to the Robey Hat Stores, Inc., operating a chain of stores.

## Apartment and Flat Sales.

W. H. Ebbitt Company sold for Edmund Bayles the five story apartment house at the southeast corner of Amsterdam and 179th street to D. H. Jackson.

A. G. Thompson Company sold 125 West 123rd street, a five story apartment house, 21x100, for Frances S. Braun to Fannie L. Weller.

Everett M. Seixas Company sold for William J. Taylor his apartment in 15 West Sixty-seventh street to Mrs. Mabel T. Mordhurst. Albert B. Ashforth, Inc., were associate brokers.

## In the Dwelling Market.

Mulvihill & Co. resold for Julia Dillon the three story dwelling at 45 East 126th street, 21x100, to Mary A. Brauman.

Fitz Howell sold for Mary L. Brouner, represented by De Witt, Lockman & De Witt, the three story dwelling, 15x99.11, at 157 West 157th street, to James R. Goodwin.

Thomas H. Marsh the three story dwelling, 19x59.11, at 291 West 120th street, to Julia Birmingham for occupancy.

Sidney L. Warsawer sold for the Sineval Realty Corporation the three story dwelling, 18x106.11, at 514 West 114th street.

## MISCELLANEOUS LEASES.

M. & L. Hess, Inc., leased to Andrew Koeh, Inc., dealers in musical instruments, offices in 1123 Broadway; also offices in 130 East Twentieth street to the Krumm Knitting Mills, and a floor in 301 Seventh Avenue to the Kay Dee Waist Company.

Tankows, Smith & Co. leased the northernly corner of Broadway to the Robey Hat Stores, Inc.

P. M. Clear & Co. leased for Adolph S. Landau the five story building at 220 West Twenty-seventh street to the Shandana Realty Company, tenants, who will alter the building into stores and lofts.

White-Goodman leased space in 7-9 East Twentieth street to Babach, Kallio & Uroff; in 42 West Twenty-fourth street to Chalken, Klegor & Kaufman; second lot in 503 Eighth Avenue to the Empire Embroidery Company, and the building at 82 Walker street to William Mulholland.

Charles P. Noyes Company leased two floors in 214 Pearl street for Hoatlo Cris, to M. P. Williams and W. E. Westfall for three years at an aggregate rental of \$10,000; floor in 16 Beaver street to P. A. Marzelli & Co. and offices in 25 South William street to the Commercial Shipping Company.

Hagstet-Mallen Company leased offices and salerooms in the corner Broadway and Sixty-seventh street to Charles Haidane; Samuel H. Martin, home office of the National Association of Audubon Societies, and the Hudson District Office of the Charity Organization Society of New York.

Harold-Dodge Company, publishers, leased, through Frederick Fox & Co., the fourth floor in the new Fox Building, at 207 Madison Avenue, southeast corner of Forty-first street.

Fred E. Sturges and E. W. Lyon leased

half of the sixth floor, in 126 Liberty street to the Chapman Chemical Engineering Company space in 7 Wall street to the Williams & Knickerbocker for the Dominion Properties Company, with William A. White & Sons, suite of rooms in 16 Exchange place to R. A. Solch & Co.

Henry Shapiro & Co. and Spear & Co. leased to Harry Rhoades a store and basement in the southwest corner of Fourteenth street and Fifth Avenue at an aggregate rental of \$50,000.

Hubert & Hubert leased the four story dwelling at 221 West Fifty-eighth to Alphonse 21. Benner.

George P. Day leased the building at 230 to 231 Washington street, at the northeast corner of Beach street, 59.3x66, five stories and basement, to the Northwestern Electric Equipment Company.

M. & L. Hess, Inc., leased office space in 329 and 331 Fourth Avenue to the L. & B. Importing Company, Central Bazaar and Artistic Heller, also the store and basement in 132 West Thirtieth street to Moses N. Berlin; also the second floor in 136 West Thirty-fourth street to Fred Reinefs.

## BRONX TRANSACTIONS.

Edward H. Burger sold the five story apartment house on the southeast corner, 194th street and Briggs Avenue, north of Furthman road, to Alexander D. Adams, Sylvan, at \$2,000,000.

Trotta, Inc. was the broker.

John L. Pendergast sold for the Hadenhorst estate the five story flat at 183 East 154th street to Charles H. O'Neill, the dwelling, 20x100, at 410 East 133th street.

R. Schildhaus & Julius Thraut sold for M. Shilonsky to A. Goldberg the four story tenement at 2877 Webster Avenue, 33.75x100, and for Barbara Rosch to Jacob Grossman 1175 Stebbins Avenue, a three family house, 79.3x123.5.

## BROOKLYN DEALS REPORTED.

William J. Smith sold for Weiss Bros. their theatre on Fifth Avenue, corner Fourth street, to James J. King, who will make extensive alterations.

Louis Arnold sold 466 Carlton Avenue, a two and one-half story dwelling, 13x100, for Joseph Volkammer; also 546 and 548 Avenue A, two story dwellings, 20x100, for the Littlewood estate; and 501 Carlton Avenue, a three story dwelling, 20x96, for the estate of Amelia Wright Wickstead.

Meister Builders, Inc., sold the four story three family house, 20x100, at 1662 Nostrand Avenue.

Henry Pierson & Co., Inc., sold 15 Prospect Park Avenue, near 103rd street, a three story dwelling, for Walter Kraslow.

## SUBURBAN TRANSACTIONS.

Prince & Ripley sold for William Leih his residence and large plot on Howard Avenue, in the Prospect Hill section of White Plains, N. Y., to W. S. Rooley.

Edward J. Hogan and David Tepp sold for H. A. Moody 79 and 81 Main street, northeast corner of Lexington Avenue, White Plains, N. Y., a three story building, 50x124. The purchasers are a syndicate of White Plains business men, some of whom will occupy the building after extensive alterations are made.

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FRANK VANDERLIP BUYS  
PROPERTY FOR SCHOOL

Adds to Holdings of His Own  
Institution at Scarborough.

Frank A. Vanderlip has purchased the pretentious Colonial mansion and adjoining grounds known as the Rogers home, at the corner of Albany Post road and Biarcliff road in Scarborough. The property is across the street from Vanderlip's home and his private Scarborough schoolhouse. It is reported that Mr. Vanderlip will build an overhead bridge across the Post road so children attending the Scarborough school can go back and forth to the newly acquired school annex without walking across the Post road, which is travelled by so many automobiles.

The Rogers home is one of the show places of the Hudson River Valley. It was sold by Miss Jessie Rogers to William Rockefeller a few years ago, and he, in turn, sold it to the Sleepy Hollow Country Club, which leased it to C. C. Macy, whose family is occupying the place. Mr. Vanderlip bought it of the club. The residence is a large one, of yellow brick, with massive white pillars in front, and is surrounded by several acres of ground. It overlooks the country places of James Speyer, V. Evert Macy, William Rockefeller and other wealthy summer colonists.

## ON STATE ISLAND.

Cornelius G. Koff sold for George St. John Sheffield a plot of 2 lots, 50x100, on Delafield Avenue, near Benet Avenue, West New Brighton, to Charles Heap, who will erect a dwelling and garage for occupancy.

## ESTATES APPRAISED.

WILLIAM F. BUTTER (March 25, 1920).—Estate of \$17,000, with \$4,000 in securities, taxable in New York. His wife, Mrs. Butter, has a life estate; the widow, the daughter, Carrie M. Grimes of 148 Haverhill street, has the life estate on the property, and his mother, Mrs. J. H. Butter, of Minneapolis, and Walter P. R. Butter of Andover, Mass., have a life estate, one-fifth each.

ANNA FREDERICK MYERS (August 6, 1920).—Gross estate, \$270,428; net estate, \$264,387. Her three daughters, Jeanette M. Hoy of Woodmere, L. I., Mary Conner Myers of Hempstead, L. I., and Annie M. Reed of 122 East Ninety-fourth street, each received \$88,132 each.

HARRIET BLUMENFELD (May 25, 1920).—Gross estate, \$211,200; net estate, \$197,071. Her sons, Alfred D. West Eighty-sixth street, Gustave of 42 West Seventy-seventh street and Hugo of 10 West Seventy-seventh street, received \$60,788 each. Her niece, Jennie L. Blum of 124 East 103rd street, received an annuity of \$600 and Helen L. Laidly, same address, \$2,500. Her nephew, Harold L. Blum of 227 Audubon street, received \$1,500, and her companion, Mrs. Marjorie Blum of the Hotel Marlborough, \$1,000.

KENNETH P. DENNY (Estate of \$8,428,790, with \$6,000,000 in New York). As an unincorporated estate, the executor, who he would dispose of his personal property, which amounts to \$1,735,535, and which he left to his mother, Mrs. Jane Denny of 550